

**THE TIMBERS OWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS' MEETING
WEDNESDAY, OCTOBER 6, 2021
318 ELK AVENUE
CRESTED BUTTE, COLORADO
VIA ZOOM**

Those participating:

Unit 008 Kendra Fuller
Unit 010 Ahmad Ghazanfari
Unit 012 Ahmad Ghazanfari
Unit 100 Jill Weisner
Unit 112 Mike Arth
Unit 202 Lisa & Bruce Joss
Unit 203 Patrick & Patricia Walsh
Unit 204 Marin Brownell
Unit 207 Andrew Heltzel
Unit 208 William Wyatt
Unit 300 Reggie Park
Unit 303 Kat Hassebroek
Unit 304 Stacy Schultz
Unit 309 Miguel Maldonado
Unit 312 Chad Markle
Chet Boyce, Toad Property Management

Proxy to Kat Hassebroek:

Unit 1 Peace Wheeler
Unit 103 Scott Kilbourne
Unit 110 Laura Cass
Unit 201 Charles Elsen
Unit 305 Charles Elsen

Proxy to Reggie Park:

Unit 101 David Syson
Unit 102 Carol Blitz-Smith
Unit 206 Michael Hunt

Proxy to Patrick Walsh:

Unit 200 Kimberly Baldwin
Unit 310 Kimberly Baldwin

The meeting was called to order at 5:31 p.m.

Chet said that notice of the meeting had been sent on September 9th. Chet confirmed that a quorum was present after late arrivals joined the call.

Ahmad Ghazanfari made a motion to approve the October 5, 2020 meeting minutes as distributed. Kat Hassebroek seconded, and the motion passed unanimously.

Moving on to the Manager's Report, Chet said that there were six sales in the previous year and welcomed the new owners to the association. Chet congratulated the association on the successful resolution of the litigation related to the 2017 flood.

Chet said that the primary substance of the meeting was to discuss the Financial Report and 2022 Budget. Chet explained that the Current Year Budget and Draft 2022 Budget had been sent to owners prior to the meeting. In the absence of questions, Chet explained that dues were increasing for 2022 by 13.7%. Insurance costs are still high due to past flooding, but Toad is hoping to find a better rate next year, when more time will have passed since the flooding.

Reggie Park made a motion to ratify the 2022 Budget without any amendments. Patrick Walsh seconded, and the motion passed unanimously.

Chet noted that Ann Mallow's term on the board was expiring this year, and she was also moving out of the building. Chet thanked Ann for her service on the Board. Chet explained that Mike Arth was the only volunteer to replace Ann on the board, and would therefore take the seat. Chet thanked Mike for his willingness to serve.

Kat made a motion to appoint Mike to the Board of Directors, seconded by Patrick. The motion passed unanimously.

Patrick asked about the status of the dryer vent cleaning. Chet explained that the initial appointment had been canceled due to a double-booking with the company, but that Toad was working to schedule a time when all vents in the building could be cleaned at once.

There was a brief discussion of whether smoking is prohibited on balconies. Chet explained that all governing documents for the HOA were available on the Toad website and said that he would look into the possible existence of a smoking prohibition.

Some concern was voiced about ventilation in the bathrooms. Kat confirmed that there was a passive ventilation system in the building, which some units have supplemented by installing a bathroom vent fan. Chet explained that homeowners would need to submit a request for Board approval if they planned to install a fan and requested that owners notify Toad if they are having any issues with mold.

Concern was raised about possible deterioration of the decks on Units 303, 203, and 103. Chet confirmed that Toad's maintenance team would look into the issue, and that Toad would review the covenants to determine whose responsibility any needed repairs would be.

There was a lengthy discussion of concerns over the cost and logistics of maintaining the hot tub. It was generally agreed that the Board should continue to research options for future consideration.

It was generally agreed that a change of the door security code should be discussed at the next Board Meeting.

The meeting was adjourned at 6:18.

Prepared by Rob Harper,
Toad Property Management